

## MEMORANDUM

**TO:** Chairman Roberts and Members of the Plan Commission  
**FROM:** Kelley Frazier, Planning Technician  
**DATE:** September 17, 2014  
**SUBJECT:** New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 13, 2014 Plan Commission meeting.

### PLATS

Replat – Restaurant Headquarters Addition  
Preliminary Plat – Castle Point Addition Phase 2  
Final Plat – Valk Storage Addition  
Final Plat – Las Brisas Annex Addition  
Replat – Osburn Addition  
Final Plat – Verizon Garland Addition  
Final Plat – Campbell Firewheel Addition  
Replat – Spencer Addition  
Final Plat – Castle Point, Phase 1 Addition  
Final Plat - Monroe Cabinet Addition

### ZONING

1. Consideration of the application of **RaceTrac Petroleum, Inc.**, requesting approval of 1) a Specific Use Permit for Retail Sales with Gas Pumps on property zoned Shopping Center (SC) District within the IH 635 Overlay and 2) variances to the IH 635 Development Standards including Section 34.19(A)(2) regarding building setbacks, Section 34.20.(B)(1) regarding landscape buffers, Section 34.21(C)(3) regarding freestanding signs, and Section 34.21(C)(4) regarding attached signage. The property is located at 2018 Northwest Highway.(District 5) (File Z 14-34) (This case was postponed to the October 13, 2014 Plan Commission meeting.)
2. Consideration of the application of **GFC Leasing Corp LLC**, requesting approval of 1) an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, 2) an amendment of a Concept Plan, 3) a Detail Plan for a Restaurant, Drive-Thru, 4) a Specific Use Permit for a Restaurant, Drive-Thru, and 5) variances to Sections 34.18(B)(4), 34.21(C)(3)(c)(i), 34.21(C)(4)(b)(i) of the SH 190 Development Standards and 30.105(1)(a)(v) of Article VI of Chapter 30 of the Code of Ordinances (Sign Ordinance) regarding exterior walls articulation, height of freestanding signs, size of attached signage, and menu board signs. This property is located at the southeast corner of Foster Road and Lavon Drive. (District 1) (File Z 14-38) (This case was postponed to the October 13, 2014 Plan Commission meeting)
3. Consideration of the application of **Fourth Avenue Investments LLC**, requesting approval of 1) change of zoning from a Planned Development (99-43) District for Neighborhood Service Uses to a Planned Development District for Single Family Uses and 2) a Detail Plan for a Single Family Subdivision. This property is located at the northeast corner of West Brand Road and Apollo Road. (District 8) (File Z 14-39)